

County of Loudoun
Department of Planning
MEMORANDUM

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Supplemental

DATE: June 15, 2010

TO: Loudoun County Board of Supervisors

FROM: Judi Birkitt, Project Manager
Julie Pastor, AICP, Director

SUBJECT: June 15, 2010 Board of Supervisors Business Meeting
ZMAP 2008-0021, Kincora Village Center

Since distribution of the staff report for this item, the applicant has provided a revised capital facility work sheet for discussion purposes. Refer to Attachment 1. The work sheet includes an additional \$1 million in proposed capital facility contributions for off-site trail connections to the Potomac Heritage Trail and the W&OD Trail; the current Proffer Statement does not mention these trail connections. In order to evaluate the applicant's cost estimates, the Proffer Statement needs to include specific details on the trail locations, materials, and dimensions. Further discussion is needed between the applicant and Parks Recreation and Community Services (PRCS) on these details.

Additionally, in response to questions from Supervisors, VDOT has provided information regarding right-of-way acquisition and costs for interchanges within the Route 28 Tax District. See Attachment 2.

ATTACHMENTS:

1. Applicant's Revised Capital Facility Worksheet (June 9, 2010)
2. VDOT's Information on Right-of-Way Acquisition within the Route 28 Tax District (June 11, 2010)

KINCORA - ZMAP 2008-0021
CAPITAL FACILITIES CONTRIBUTIONS

	<u>WITH A CDA</u>	<u>WITHOUT A CDA - NEW SCENARIO</u>
KINCORA CAPITAL FACILITIES IMPACT (\$23,758 x 1300 market rate units)	\$30,885,400	\$30,885,400
KINCORA PROFFERED CAPITAL FACILITY CREDIT	\$31,018,188	\$31,578,534
Fire and Rescue Site (\$650,000 x 5 acres)	\$ 3,250,000	\$ 3,250,000
Grading of Fire and Rescue Site	\$ 602,725	\$ 602,725
Internal Trails	\$ 935,484	\$ 935,484
15,180 LF within floodplain x \$11.27/LF		
1,124 LF boardwalk within floodplain x \$500/LF		
6,116 LF along Pacific Boulevard x \$27.78/LF		
1,170 LF along Gloucester Parkway x \$27.78/LF		
Northern Trail Connection to Potomac Heritage Trail	\$ 302,187	\$ 302,187
1,037 LF from north of Route 7 Bridge through No. Va. Justice Training Academy to existing terminus of Potomac Heritage Trail @ \$11.27		
365 LF Suspended Path on West Side of Bridge @ \$50 sq ft [10 ft wide]		
120 LF prefab bridge connecting Toll House to Kincora Tail System over Broad Run @ \$900/ft		
Southern Trail Connection to W & OD Trail along Pacific (West Side)	\$ 257,713	\$ 257,713
790 LF 20 ft wide ROW on off-site portion of Pacific @ \$650/acre		
790 LF along Pacific Boulevard over acquired ROW @ \$27.78/ft		
Trail Head Parking Spaces Within Kincora Village (45 Spaces @ \$10K per [@ 3 Locations])	\$ 450,000	\$ 450,000
Gloucester Pkwy Crossing of Broad Run/extension to Loudoun County Parkway (\$31,994,650 x 63% or \$23,758 x 872 market rate units)	\$20,156,630	\$20,716,976
Pacific Blvd Crossing of Broad Run/extension to Russell Branch Parkway (11,019,650 x 43%)	\$ 4,738,450	\$ 4,738,450
Heron Rookery Observation Platform	\$ 25,000	\$ 25,000
Broad Run Toll House Acquisition/Dedication	\$ 300,000	\$ 300,000

From: Shaw, Susan [mailto:Susan.Shaw@VDOT.Virginia.gov]
Sent: Friday, June 11, 2010 1:57 PM
To: Laycock, Terrie; phillips, george
Cc: Beacher, Andrew; Mosurak, Lou; Merrithew, John E.
Subject: Route 28 Right of Way Data

George, Terrie,

Attached to this email are two reports. One is the latest executive summary report for the overall Route 28 project. You can see the cost summary and the anticipated total cost of right of way for each interchange. This information, along with the summary below, was provided to Chairman York based upon an email request (dated June 4, 2010).

The Right of Way costs for the interchanges in the Route 28 Tax District are:

- Barnsfield Interchange - \$1,254,737; Complete
- Waxpool Interchange - \$19,330,297; 2 parcels outstanding
- Route 606 Interchange - \$3,805,195; Complete
- Westfields Interchange - \$0; Complete
- McLearen Interchange - \$0; Complete
- Sterling Interchange - \$5,874,548; Complete

Total Phase 1 - \$30,264,777

- Frying Pan Road - \$507,314; 1 parcel outstanding
- Innovation Avenue - \$748,927; Complete
- Willard Road - \$4,363,532; 3 parcels outstanding
- Nokes Boulevard - \$17,751,746; Complete

Total Phase 2 - \$23,371,519

Total for all: \$53,636,297

This total cost includes attorney fees, VDOT staff time, moving costs, and all other miscellaneous costs related to right of way acquisition. It also includes estimates to complete acquisition for any outstanding parcels.

In addition, I am attaching a right of way report that shows what has been paid by parcel for right of way at each of the Route 28 interchanges. The table shows the amount paid for parcels where agreements were reached. If condemnation was required, you will see two values, one for the certificate amount, and one for the additional amount paid.

Let me know if you have any questions, or need additional information.

Susan N. Shaw, PE
Project Manager
703-383-2824
571-221-5219 (cell)
703-383-2844 (Fax)

ROUTE 28 CORRIDOR IMPROVEMENTS PROJECT EXECUTIVE STATUS REPORT March 2010



ACTIVE PROJECTS

ROUTE 28 AT WILLARD ROAD – OPEN TO TRAFFIC JULY 2009

- **Design:** Complete.
- **Right of Way:** A total of 12 parcels have been acquired. Of 7 parcels with certificates filed, 3 have settled and 4 parcels totaling \$1.8 Million are pending resolution. Total RW cost is currently estimated at \$4.5 Million.
- **Construction:** Complete.

ROUTE 28 AT FRYING PAN ROAD – OPEN TO TRAFFIC NOVEMBER 2009

- **Design:** Complete.
- **Right of Way:** A total of 6 parcels have been acquired, with 1 certificate pending.
- **Construction:** Construction is essentially complete, with final detail work underway. Recent proffer money made available through Fairfax County is being used to construct a traffic signal at Frying Pan Road and Sunrise Valley Drive.

ROUTE 28 AT NOKES BOULEVARD

- **Design:** Complete.
- **Right of Way:** Land is being acquired from 11 parcels. All certificates have been concluded through negotiations. Total RW Cost is anticipated at a total of \$17.75 Million.
- **Construction:** Interchange construction is complete. On August 22, 2009 the intersection at Steeplechase and the W&OD Trail Parking Lot was modified to close the median and convert both entrances to right-in-right-out only. The traffic signal and access will remain until Atlantic Boulevard is completed (currently anticipated in late 2011). Design of the W&OD Replacement parking area is completed, and construction is anticipated to begin this spring.

ATLANTIC BOULEVARD (Church Road to Magnolia Road): Design and right-of-way acquisition activities are underway. Construction is planned to start in 2010.

ROUTE 28 AT 625 – OPEN TO TRAFFIC DEC 2004

- **Right of Way:** Out of 84 parcels, 2 certificates (at an initial cost of \$140,000) remain to be resolved. The total estimate for right of way is \$19.33 Million.

ROUTE 28 AT STERLING - OPEN TO TRAFFIC NOV 2006

- **Construction:** Construction is complete, except for resolution of final configuration for Cedar Green Road. Final project documentation is underway.

8-LANE WIDENING STUDY

Preliminary design activities are underway for 3 widening segments on Route 28.

COMPLETED INTERCHANGES

Route 28 at Innovation Avenue : Right in and Right out Ramps Open to traffic Oct 2007
ROUTE 28 AT AIR & SPACE MUSEUM PARKWAY – OPEN TO TRAFFIC DEC 2003
ROUTE 28 AT 606 – OPEN TO TRAFFIC FEB 2005
ROUTE 28 AT WESTFIELDS – OPEN TO TRAFFIC MAR 2006
ROUTE 28 AT McLEAREN – OPEN TO TRAFFIC JUN 2006

OTHER COMPLETED PROJECT ELEMENTS

Davis Drive (4 lanes, Church Road to Lost Trail Terrace): Open to traffic Mar 2006.

Loudoun County Parkway (4 lanes, Gloucester Pkwy/Smith Switch Road to Russell Branch Pkwy): Open to traffic May 2006.

Centreville Road (widen to 4 lanes, Metrotech Drive to McLearen Road): Open to traffic Nov 2007.

Pacific Boulevard (2 lanes, Sterling Blvd. To Cedar Green): Open to traffic May 2007.

Pacific Boulevard (2 lanes, Severn Way to Nokes Boulevard): Open to Traffic June 2009

FINANCIAL UPDATE

All interchanges are currently funded in VDOT's Six Year Plan for a total of \$332.4 Million with a combination of Tax District and public funds. The overall project cost is currently estimated at \$345.4 Million, leaving a potential funding gap of approximately \$12.9 Million. Costs and funding are summarized in the table on page 3.



Ruritan Road, near new location of Atlantic Boulevard



Willard Road, Open July 2009



Route 28 NB at Cedar Green, September 2009

	Overall Route 28	Barnsfield Interchange (Phase 2)	625 Interchange	606 Interchange	Westfields Interchange	McLearn Interchange	Sterling Interchange	TOTALS
UPC/PPMS Number	64961	64968	64964	64969	64966	64967	64970	
Total Expenditures To Date Through FMS (03/01/10)								
PE	\$35,231,250.00	\$1,262,805.00	\$1,859,790.48	\$2,546,400.95	\$2,858,073.11	\$1,454,470.62	\$2,489,800.00	\$47,702,590.16
Right of Way	\$0.00	\$1,254,737.00	\$19,247,727.74	\$3,805,195.41	\$0.00	\$0.00	\$5,874,548.08	\$30,182,208.23
Utilities	\$0.00	\$1,929,125.00	\$4,655,714.00	\$2,101,478.91	\$1,897,520.00	\$1,375,750.00	\$6,410,408.00	\$18,369,995.91
Construction	\$0.00	\$8,964,857.00	\$42,896,290.00	\$16,629,715.27	\$17,903,602.00	\$9,148,007.00	\$15,863,473.64	\$111,405,944.91
Total	\$35,231,250.00	\$13,411,524.00	\$68,659,522.22	\$25,082,790.54	\$22,659,195.11	\$11,978,227.62	\$30,638,229.72	\$207,660,739.21

Total Estimate To Complete

PE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Right of Way	\$0.00	\$0.00	\$82,569.00	\$0.00	\$0.00	\$0.00	\$0.00	\$82,569.00
Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00	\$300,000.00
Total	\$0.00	\$0.00	\$82,569.00	\$0.00	\$0.00	\$0.00	\$300,000.00	\$382,569.00

Total Anticipated Cost

PE	\$35,231,250.00	\$1,262,805.00	\$1,859,790.48	\$2,546,400.95	\$2,858,073.11	\$1,454,470.62	\$2,489,800.00	\$47,702,590.16
Right of Way	\$0.00	\$1,254,737.00	\$19,330,296.74	\$3,805,195.41	\$0.00	\$0.00	\$5,874,548.08	\$30,264,777.23
Utilities	\$0.00	\$1,929,125.00	\$4,655,714.00	\$2,101,478.91	\$1,897,520.00	\$1,375,750.00	\$6,410,408.00	\$18,369,995.91
Construction	\$0.00	\$8,964,857.00	\$42,896,290.00	\$16,629,715.27	\$17,903,602.00	\$9,148,007.00	\$16,163,473.64	\$111,705,944.91
Total	\$35,231,250.00	\$13,411,524.00	\$68,742,091.22	\$25,082,790.54	\$22,659,195.11	\$11,978,227.62	\$30,938,229.72	\$208,043,308.21

Six Year Plan Funding	\$ 35,231,250.00	\$ 13,411,524.00	\$ 68,742,091.00	\$ 25,082,790.00	\$ 22,659,195.00	\$ 11,978,228.00	\$ 30,938,230.00	\$ 208,043,308.00
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	Frying Pan Rd	Innovation Ave	Willard Rd	Nokes Blvd	TOTALS
UPC/PPMS Number	78905	78906	78907	78908	
Total Expenditures To Date Through FMS (03/01/10)					
PE	\$2,270,985.36	\$944,339.59	\$3,033,353.85	\$4,238,723.75	\$10,487,402.55
Right of Way	\$388,135.11	\$748,927.48	\$2,845,033.54	\$17,560,016.64	\$21,542,112.77
Utilities	\$1,744,602.00	\$1,000.00	\$660,160.00	\$6,463,906.80	\$8,869,668.80
Construction	\$19,787,689.04	\$4,564,663.36	\$26,262,955.87	\$42,319,358.47	\$92,934,666.74
Total	\$24,191,411.51	\$6,258,930.43	\$32,801,503.26	\$70,582,005.66	\$133,833,850.86

Total Estimate to Complete

PE	\$1,328.64	\$14,691.25	\$4,523.15	\$14,691.25	\$20,543.04
Right of Way	\$191,729.36	\$191,729.36	\$1,518,498.46	\$191,729.36	\$1,829,406.71
Utilities	\$338,369.00	\$99,580.20	\$56,283.00	\$99,580.20	\$494,232.20
Construction	\$399,593.96	\$656,064.53	\$113,753.13	\$656,064.53	\$1,169,411.62
Total	\$858,470.49	\$0.00	\$1,693,057.74	\$962,065.34	\$3,513,593.57

Total Anticipated Cost

PE	\$2,272,314.00	\$944,339.59	\$3,037,877.00	\$4,253,415.00	\$10,507,945.59
Right of Way	\$507,314.00	\$748,927.48	\$4,363,532.00	\$17,751,746.00	\$23,371,519.48
Utilities	\$2,082,971.00	\$1,000.00	\$716,443.00	\$6,563,487.00	\$9,363,901.00
Construction	\$20,187,283.00	\$4,564,663.36	\$26,376,709.00	\$42,975,423.00	\$94,104,078.36
Total	\$25,049,882.00	\$6,258,930.43	\$34,494,561.00	\$71,544,071.00	\$137,347,444.43

Six Year Plan Funding	\$ 24,808,970.00	\$ 6,258,930.00	\$ 34,622,963.00	\$ 58,719,114.00	\$ 124,409,977.00
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Net Difference (\$240,912) (\$0) \$128,402 \$ (12,824,957.00) \$ (12,937,467.43)

Funding	\$	332,453,285
Cost	\$	345,390,753
Potential Shortfall		(\$12,937,468)

Route 28 - Right of Way Acquisition

June 11, 2010

UPC 64964 - Waxpool Road - Route 625

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
002	Custis, Henry N Jr. & E C Robbins (1 resid reloc)			\$ 479,200	06/03/03	\$ 185,090	08/26/05	\$ 664,290
003	PRS Enterprises, Inc. (1 resid, 1 comml reloc)			\$ 467,400	05/22/03	\$ 191,842	08/24/05	\$ 659,242
004	Church Road LLC			\$ 480,700	05/21/03	\$ 141,156	09/13/04	\$ 621,856
005	Alton C. Tavenner, Jr.(1 resid, 3 comml reloc) (Includes Parcel 14)			\$ 1,646,300	07/21/03	\$ 533,700	08/08/06	\$ 2,180,000
006	Sul-Air, LLC (Includes Parcels 07, 08)			\$ 33,900	11/06/03	Pending		
009	Harold L. Shotwell, Seneca Real Estate & Investment Corp	\$ 35,359	12/13/03					\$ 35,359
010	Donald D. O'Meara(4 comml reloc)	\$ 425,900	07/03/03					\$ 425,900
011	Exxon Corporation-4216(2 comml reloc)	\$ 1,926,000	10/24/03					\$ 1,926,000
012	Allder	\$ 58,600	05/23/03					\$ 58,600
012	Hutchison (1 comml reloc)			\$ 117,200	09/09/03	\$ 20,000	08/02/04	\$ 137,200
013	Esther L. Coopersmith	\$ 264,250	05/20/03					\$ 264,250
015	Elizabeth Ann Burns(1 comml reloc)			\$ 495,000	10/09/03	\$ 120,000	10/21/04	\$ 615,000
016	Hugh L. Ball, Jr. (2 comml reloc)			\$ 510,000	06/25/03	\$ 135,000	11/08/05	\$ 645,000
017	B. Francis Saul II, et. al. (Includes Parcels 35 , 36)			\$ 3,606,415	10/09/03	\$ 1,572,434	11/15/06	\$ 5,178,849
018	Nicholas & Mary M. Chero(2 resid, 3 comml reloc) (Includes Parcel 19)			\$ 1,015,500	08/28/03	\$ 128,440	06/23/04	\$ 1,143,940
020	Mitch M. Pilchuck			\$ 107,237	07/22/03	\$ 32,763	12/06/04	\$ 140,000
021	Leonard G. Poland	\$ 92,653	09/04/03					\$ 92,653
022	Abbas Amiri			\$ 138,300	10/09/03	\$ 40,300	02/25/05	\$ 178,600
024	Carol Ann Weeren, TRUSTEE (& Victor G.)	\$ 99,200	07/01/04					\$ 99,200
025	Roger A. Young (includes Parcel 27)			\$ 135,450	08/10/04	\$ 14,550	11/02/04	\$ 150,000
026	Guilford Baptist Church (Includes Parcel 28)			\$ 105,900	05/28/04	\$ 125,300	01/25/08	\$ 231,200
029	Jeffrey C. and Jane F. Grush	\$ 17,000	07/28/03					\$ 17,000
030	Jose E. Guzeman	\$ 13,590	05/02/03					\$ 13,590
031	Uzair Mansoor and Rubina Malik Siddiqui			\$ 8,870	08/28/03	\$ 1,130	06/15/04	\$ 10,000
032	Ohn N. and Kyiky M. Thaw	\$ 23,630	07/28/03					\$ 23,630
033	Johnny O. and Joanne Gibbs, R/S	\$ 20,750	07/28/03					\$ 20,750
034	Kim Yech Bouy			\$ 9,800	08/28/03	\$ -	12/22/03	\$ 9,800
038	CAR CMX, LP			\$ 587,756	12/10/03	\$ -	07/26/04	\$ 587,756
039	Tifosiland, LLC			\$ 97,116	10/16/03	\$ -	11/03/03	\$ 97,116
040	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
041	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
042	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
043	Shaw, LLC			\$ 14,672	12/29/03	\$ 75,328	12/02/08	\$ 90,000
044	Dulles Square, Inc.			\$ 22,344	12/10/03	\$ 6,000	06/03/04	\$ 28,344
045	Sheets Wholesale, Inc			\$ 8,971	12/10/03	\$ -	01/08/04	\$ 8,971
046	Harold L. and Charlotte E. Shotwell	\$ 40,287	12/01/03					\$ 40,287
047	Port Carbon, LLC	\$ -						\$ -
048	Port Carbon, LLC	\$ -						\$ -
049	Port Carbon, LLC	\$ -						\$ -
050	Port Carbon, LLC	\$ -						\$ -
052	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
053	Dulles High Point LLC (Lerner) (Includes Parcel 54)			\$ 257,323	12/03/03	\$ -	02/21/05	\$ 257,323
055	Rex Real Estate LLC			\$ 202,444	09/12/03	\$ -	09/23/04	\$ 202,444
056	BAK LLC			\$ 123,568	08/12/03	\$ 100,000	05/09/05	\$ 223,568
057	America Online, Inc. (Includes Parcels 59,72,80)			\$ 90,817	02/05/04	Pending		

Route 28 - Right of Way Acquisition

June 11, 2010

058	Brighton-Columbia Place LLC	\$ 106,437	10/22/03					\$ 106,437
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Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
060	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
061	Barbara Fierce Tipton			\$ 12,300	10/09/03	\$ 10,700	11/17/06	\$ 23,000
062	Trailside Homeowners Association , Inc. (Includes Parcel 77)			\$ 73,036	06/04/04	\$ 56,964	11/03/06	\$ 130,000
063	Abbas Bashirelahi & Black/30 Acres	\$ 81,802	08/22/03					\$ 81,802
065	Billy B. and Betty Lou Shetter	\$ 108,000	06/02/03					\$ 108,000
067	Harvey and Kim Lam			\$ 17,450	09/09/03	\$ -	11/04/03	\$ 17,450
068	Mehrin Redjaeian			\$ 18,190	08/12/03	\$ 810	12/15/04	\$ 19,000
069	UUNet Technologies, Inc. / MCI Worldcom	\$ 30,000	05/18/06					\$ 30,000
070	Boston Properties LP	\$ 3,107	09/04/03					\$ 3,107
071	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
073	Omar A. Al-Bassam			\$ 34,500	10/09/03	\$ 29,500	03/19/07	\$ 64,000
074	Old Sterling Gable Conservancy	\$ 5,400	09/23/03					\$ 5,400
075	Nicholas Cherok, Trustee	\$ 15,000	08/22/03					\$ 15,000
076	Sterling Park LP (Lerner)	\$ -						\$ -
078	Nicholas Cherok, Trustee (North Dulles)	\$ 2,700	02/04/04					\$ 2,700
079	Sterling Park LP (Lerner)	\$ 1,000	12/01/03					\$ 1,000
081	Dulles 28 Associates, LLLP (Lerner)	\$ -						\$ -
083	John T. Aylestock, et. al. Trustees	\$ 653	10/21/03					\$ 653
087	Edison W. and Isabelle Bunch, Jr.	\$ 2,000	11/07/03					\$ 2,000
091	Dominion View Homeowners Association	\$ 2,222	01/27/04					\$ 2,222
094	Beaumeade Associates, LP	\$ -						\$ -
095	Stephen V. Mullaney; Westport Corp.	\$ 708	12/22/03					\$ 708
096	B.F. Saul Real Estate Investment Trust	\$ 7,733	02/05/04					\$ 7,733
098	Harold J. Aylestock	\$ 109	01/02/03					\$ 109
102	N/F Williams & Smith at Trailside, LLC	\$ 500	12/11/03					\$ 500
104	Dominion Station Homeowner's Assoc. Inc.	\$ 105	10/21/03					\$ 105

UPC 64968 - Barnsfield Road (Air & Space Parkway)

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	The United States of America (MWAA)	\$ -						\$ -
002	Potomac Riverbend, LC (formerly Sully South)	\$ 1,120,921	06/04/03					\$ 1,120,921
003	Sully North Investments LC	\$ 109,144	06/04/03					\$ 109,144
004	Sully North Investments LC	\$ 24,672	06/04/03					\$ 24,672
005	Sully North Investments LC	\$ -						\$ -
006	Sully North Investments LC	\$ -						\$ -
007	Sully North Investments LC	\$ -						\$ -
008	Sully North Investments LC	\$ -						\$ -

Route 28 - Right of Way Acquisition

June 11, 2010

UPC 64969 - Old Ox Road - Route 606

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	Sojourn Dulles, Inc. (formerly Airpark DCA)			\$ 26,200	07/22/03	\$ 2,900	07/20/04	\$ 29,100
002	Route 606 LLC c/o Richard E. Curtis, Jr.			\$ 2,249,100	07/22/03	\$ 196,850	06/15/05	\$ 2,445,950
003	International Drive LLC c/o Richard E. Curtis, Jr.			\$ 297,500	07/22/03	\$ 23,650	06/15/05	\$ 321,150
004	Motiva Enterprises LLC			\$ 860,000	08/07/03	\$ 42,838	11/17/04	\$ 902,838
005	HPT HSD Properties Trust	\$ 6,697	10/10/03					\$ 6,697
006	Orange & Blue Inc.			\$ 52,900	09/09/03	\$ -	04/16/04	\$ 52,900
007	Dulles East VIII Limited Partnership			\$ 10,400	09/09/03	\$ 3,100	09/07/04	\$ 13,500
008	NBS Loudoun Gateway IV, LLC			\$ 36,600	09/12/03	\$ 36,900	08/09/05	\$ 73,500
009	International Drive LLC c/o Richard E. Curtis, Jr.			\$ 4,200	08/28/03	\$ -	06/15/05	\$ 4,200
010	Dulles Micro Hotel, LLC			\$ 16,500	09/09/03	\$ -	04/16/04	\$ 16,500
011	Sidney W. & Mary F. Foulger	\$ 1,737	08/22/03					\$ 1,737
012	Loudoun Center LC c/o The Peterson Cos.	\$ 477	08/07/03					\$ 477
013	The United States of America (MWAA)	\$ -						\$ -
014	Loudoun Center LC c/o The Peterson Cos.	\$ 338	09/11/03					\$ 338

UPC 64970 - Sterling Boulevard

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	Sterling Hotel Co	\$ -						\$ -
002	BF Saul REIT	\$ -						\$ -
003	SCI Ldt Ptsp II (Prologis)			\$ 183,009	03/18/06	\$ -	02/02/07	\$ 183,009
004	Dulles North Holdings (BF Saul)	\$ -						\$ -
005	Dulles North Holdings (BF Saul)			\$ 686,850	02/07/06	\$ 325,163	04/10/07	\$ 1,012,013
006	Dulles North Holdings (BF Saul)			\$ 141,648	02/07/06	\$ 90,409	04/10/07	\$ 232,057
007	Hughes and Smith, Inc	\$ -						\$ -
008	Stephen V. Mullaney	\$ -						\$ -
009	Bashirelani Trustee			\$ 2,905,965	09/20/05	\$ 841,035	10/09/07	\$ 3,747,000
010	Loudoun Business Park DCAIPLC (Darvish)			\$ 452,944	01/26/06	\$ 225,000	11/18/08	\$ 677,944
011	BDC Shaw Road LP	\$ -						\$ -
012	Luck Stone Corp	\$ -						\$ -
013	NBS Loudoun Gateway	\$ -						\$ -
014	NBS Loudoun Gateway	\$ -						\$ -
015	Dulles North Six Corp	\$ -						\$ -
016	Dulles North Five Corp	\$ -						\$ -
017	BF Saul REIT	\$ -						\$ -
018	Storage Trust Properties LP			\$ 9,795	03/21/06	\$ 1,000	07/01/07	\$ 10,795
019	PB Dulles LLC	\$ -						\$ -

Route 28 - Right of Way Acquisition

June 11, 2010

UPC 78905 - Frying Pan Road

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	SP Herndon Dev.			\$ 1	12/01/08	Pending		
004	HorsePen Run LLC			\$ 431,312	11/05/08	\$ -	03/06/09	\$ 431,312
005	Pomeroy Clark I LLC, c/o Clark Realty	\$ -						\$ -

UPC 78906 - Innovation Road

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	Noursi David B Tee (Dulles World Green)	\$ 29,853	12/18/08					\$ 29,853
004	Chantilly Crushed Stone	\$ 693,151	03/01/08					\$ 693,151

UPC 78907 - Willard Road

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	United States of America	\$ 146,844	08/28/08					\$ 146,844
002	HPSS Property 1 LTD	\$ 85,779	10/26/07					\$ 85,779
003	Sandy Rock LLC (Brookfield Corp.)	\$ 1,579	03/07/08					\$ 1,579
004	METRO Morning Star Inc			\$ 112,303	02/20/08	\$ 6,900	10/31/08	\$ 119,203
005	BRE ESA 2005 Portfolio LLC			\$ 129,947	02/20/08	\$ -	05/26/09	\$ 129,947
006	Homestead Village Lp.			\$ 22,959	02/27/08	\$ -	05/21/09	\$ 22,959
007	Brookfield Corporate Center	\$ 146,805	03/01/08					\$ 146,805
008	Golden Brook LLC (Includes Parcel 10)			\$ 178,950	04/22/08	Pending		
009	Patricia A Norton, Trustee			\$ 1,619,568	04/23/08	Pending		
014	WRIT			\$ 980	02/20/08	Pending		
015	Dalton Properties of VA.			\$ 3,600	02/28/09	Pending		

Route 28 - Right of Way Acquisition

June 11, 2010

UPC 78908 - Nokes Boulevard

Parcel Number	Owner	Amount Paid for Land	Date of Land Payment	Amount of Certificate	Date Certificate Filed	Amount of Agreement After Certificate	Date of Agreement After Certificate	Total Paid (To Date)
001	Eugenia Investments Inc.	\$ 813,397	08/19/08					\$ 813,397
003	Mervis Limited Partnership			\$ 69,809	03/31/08	\$ 40,774	11/05/09	\$ 110,583
004	ALBAN Partnership	\$ 456,781	08/25/08					\$ 456,781
005	45360 Severn Way LLC (includes 006)	\$ 793,209	06/05/08					\$ 793,209
007	NA Dulles RE Investor (Includes 010, 011)			\$ 4,287,358	04/02/08	\$11,000,000	11/04/09	\$ 15,287,358
008	O J B / 1600 University Ave ET	\$ 392,066	03/14/08					\$ 392,066
012	DTC Partners LLC (Lerner)	\$ -						\$ -
014	MGK Inc.	\$ 10,854	03/07/08					\$ 10,854
104	ALBAN Partnership	\$ 27,983	05/16/09					\$ 27,983

Shaded parcels indicate court awards.